

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

202 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$570,000

Median sale price

Median price \$590,000

Property Type House

Suburb Ballarat Central

Period - From 01/10/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	116 Dawson St.S BALLARAT CENTRAL 3350	\$600,000	08/05/2024
2	2 Collard St NEWINGTON 3350	\$570,000	03/04/2024
3	30 Ascot St.S BALLARAT CENTRAL 3350	\$577,000	11/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/03/2025 15:37

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Indicative Selling Price
\$570,000

Median House Price
December quarter 2024: \$590,000



2

Property Type: House (Res)
Land Size: 347 sqm approx
Agent Comments

Comparable Properties



116 Dawson St.S BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**

2 1 -

Price: \$600,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 483 sqm approx



2 Collard St NEWINGTON 3350 (REI/VG) **Agent Comments**

2 1 2

Price: \$570,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 558 sqm approx



30 Ascot St.S BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**

3 1 1

Price: \$577,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 433 sqm approx

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